

THE MINUTES OF THE REGULAR MONTHLY MEETING
OF THE COMMISSIONERS OF THE HOUSING AUTHORITY
OF THE CITY OF NEWPORT, RHODE ISLAND
HELD ON THE NINETEENTH DAY OF NOVEMBER, 2009

The Commissioners of the Housing Authority of the City of Newport, Rhode Island met in regular session at the Newport Housing Authority Administration Office, Newport, Rhode Island at 5:00 p.m. on November 19, 2009.

Roll call followed the Pledge of Allegiance:

PRESENT:	Chairperson	Jan Shapin
	Vice Chair	Rodney Bowley
	Commissioner	Cheryl Abney
	"	Frank Coleman
	"	Frank McCauley
	"	Constance Vergowven
	"	Frank Landry

ABSENT: None.

ALSO PRESENT: Attorney Joseph J. Nicholson, Jr.

Upon a motion by Commissioner Landry, seconded by Commissioner Abney, and unanimously carried the minutes of the regular monthly meeting held on October 8, 2009 were approved.

The monthly bills report was presented to the Commissioners.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, payment of the bills was approved.

The Secretary requested approval for payment for requisition #3 for Pezzuco Construction in the amount of \$250,929 for Park Holm Renovations.

Upon a motion by Commissioner Bowley, seconded by Commissioner Abney, and unanimously carried, requisition #3, for Park Holm renovations was approved.

The Secretary requested approval for change order #1 for Pezzuco Construction in the amount of \$50,000 which includes costs to furnish and install new electrical service and meters as described within alternate #9 of the bid documents.

Upon a motion by Commissioner Abney, seconded by Commissioner Coleman, and unanimously carried, change order #1, for Pezzuco Construction was approved.

RESOLUTION NO. 1047

WHEREAS, the Housing Authority of the City of Newport updates the Section 8 Payment Standard as required by 24CFR 982.505; and

WHEREAS, the FY 2009 Fair Market Rents and Payment Standard were as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
806	983	1215	1650	2132	2451	2771

WHEREAS, the new HUD published FY 2010 Fair Market Rents are as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
812	990	1224	1662	2148	2470	2792

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Newport adopts new Section 8 Payment Standards based on 100% of the FY 2010 Fair Market Rents, as follows:

<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>	<u>6 BR</u>
812	990	1224	1662	2148	2470	2792

AYES

Commissioner Shapin
Bowley
" Vergowven
" Coleman
" McCauley
" Abney
" Landry

NAYS

None

The Chairwoman thereupon declared said motion carried and said Resolution adopted.

The Secretary presented to the Commissioners the 2010 Annual Plan requesting the public hearing date of Tuesday, January 5, 2010 at 5:00 p.m. Also, the Secretary requested a public meeting for the Smoke Free Housing on Tuesday, December 29, 2009 at 4:00 p.m. The timeline of the Annual Plan was also clarified to the Board.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the request for the public hearing date was approved. The Chairperson asked the Commissioners to attend each hearing.

The Secretary presented to the Commissioners a request to award a contract for a Capital Needs Assessment to ANC Consultants, LLC in the amount of \$33,200.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, the request to award the contract was approved.

The Secretary presented to the Commissioners the Notice to Proceed for Valley Affordable Housing Corporation for Phase V Demolition. The bid is planned to be awarded to AA Asbestos in the amount of \$457,785. Commissioner Bowley abstained from the discussion and the voting. The Secretary is requesting approval for the Notice to Proceed for Valley Affordable Housing for demolition to the buildings in Tonomy Hill.

Upon a motion by Commissioner Coleman, seconded by Commissioner Abney, and unanimously carried, the request to award the contract was approved 6-0.

The Secretary submitted to the Commissioners the Consent Calendar items which included the Finance Reports, C.O.P. Report, Applications, Occupancy, October Collection/Loss Reports, Section 8 Report, Social Services Report and Elderly Services Coordinator Report.

Upon a motion by Commissioner Bowley, seconded by Commissioner Abney, and unanimously carried, the Consent Calendar items were approved.

The Secretary presented to the Board an updated report regarding the Park Holm Master Plan.

Upon a motion by Commissioner Bowley, seconded by Commissioner Vergowven, and unanimously carried, that the report regarding the Park Holm master was received.

The Secretary presented to the Board an update regarding the Newport Heights – Phase 4 Homeownership.

Commissioners' Request: (s)

- A report was received from the Executive Director regarding the Coddington Manor laundry expansion.

Upon a motion by Commissioner Vergowven seconded by Commissioner McCauley, and unanimously carried, the meeting adjourned at 5:35 p.m.